## MODIFIED DEVELOPMENT PLAN (Second Modification)

## BRUSH PARK REHABILITATION PROJECT

## PLANNING AND DEVELOPMENT DEPARTMENT CITY OF DETROIT

PREPARED: October 9, 1996

SCHOOL TO ! D. MARTURANS

#### MODIFIED DEVELOPMENT PLAN (Second Modifications) TABLE OF CONTENTS

S M	SUMMARY OF CHANGES FROM JULY 20, 1995 MODIFIED DEVELOPMENT PLAN (FIRST MODIFICATION)	PAGE
А	·	. i
	Boundaries of Urban Renewal Area	1
	2. Urban Renewal Plan Objectives	1
	3. Types of Proposed Renewal Actions	1
8.		4
	1. Land Use Map	5
	Land Use Provisions and Building Requirements	5
c.	PROJECT PROPOSAL	5
	Land Acquisition	10
		10
	<ol> <li>Rehabilitation and Conservation of Natural Register of Historic Places and Properties</li> </ol>	12
	3. Redeveloper's Obligations	
	4. Underground Utility Lines	12 13
D.	OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS	13
	Estimated Cost of Improvements (See Attachment A)	13
	2. Relocation Plan (See Atlachment B)	13
	3. Right-of -Way Adjustment Plan	
	4. Zoning (Proposed)	13
	5. Existing Land Use	14
	6. Existing Zoning	14
	7. District Plan Map	14
E.	PROCEDURE FOR CHANGES IN THE APPROVED PLAN	14
	Attachment A - Estimated Cost	14
	Attachment B - Relocation	
	· ····································	

## LIST OF MAPS IN THE MODIFIED DEVELOPMENT PLAN

MAP NUMBER	: JITLE
A-1	Project Boundary
B-1	Land Use and Development Plan
C-1	Proposed Land Acquisition Plan
C-3	Disposition Plan
D-3	Right-of-Way Adjustment Plan
D-4	Zoning Plan (Proposed)
D-5	Existing Land Use
D-G	Existing Zoning
D-7	District Plan

## SUMMARY OF CHANGES MADE TO MODIFIED DEVELOPMENT PLAN OF JULY 20, 1995.

## SECTION A.2 <u>URBAN RENEWAL PLAN OBJECTIVES</u>

- a. Text with all capitals was changed to standard type.
- e. Replaced "20% subsidized family housing" with "at least 20% subsidized family housing including senior housing and up to 80% unsubsidized family housing" to allow flexibility to meet requirements of various tinancing programs for housing subsidies.
- Redrafted to respond to the continuation of the existing street system as related to new housing developments. The July 20, 1995 text reads;

RESIDENTIAL CLUSTER -- To provide at the family level of social organization, a readily identifiable residential grouping of personal scale which will functionally regulate one to another and give them a group identity.

The proposed text reads:

RESIDENTIAL DEVELOPMENT -- To provide residential site design which functionally and aesthetically relates to the neighborhood as historically planned through unit relationship to the existing grid pattern. The relationship can be created by:

- arrangement of residential units to public streets and pedestrian paths in existing and former alleys.
- group sharing of a central public open space.
- elimination of through traffic.
- Redrafted to respond to the continuation of the existing street system as related to new housing developments. The existing text reads:

NEIGHBORHOOD -- To provide at the group level of social organization a functionally identifiable neighborhood grouping of residential clusters which will enhance familiar and informal relationships between neighbors. The functional relationship could be created and enhanced by:

- physical identification of the neighborhood unit as a group.
- group sharing of small scale, structured recreational facilities.
- formal organization of residents for group maintenance and responsibilities for ongoing upkeep of the neighborhood.
- group participation in planned economic, recreational and social activities.

#### The proposed text reads:

NEIGHBORHOOD - To provide a readily identifiable neighborhood image which aesthetically and functionally relates to the district as historically planned. The relationship can be created and enhanced by:

- physical identification of the neighborhood as a group through entrance treatments and architectural style.
- formal organization of residents for group maintenance and responsibilities for ongoing upkeep of the neighborhood.
- group participation in planned economic, recreational, and social activities.

- j.1) Text reading "and construction of new medium density housing between Edmund Place and the Fisher Freeway excluding the church" was added to the existing statement to reflect anticipated housing development.
- 1.2) New subsuction which describes the diabeter street spenning accept between Ensine and Brewster to Beaubien.
- j.3) Formerly j.3). Text has been altered to describe the new function of Brush between Watson and Fisher Freeway service drive. The July 20, 1995 plan reads:

Brush Street - To convert Brush Street into a two-way neighborhood collector street serving both the commercial and institutional uses which form the western boundary of the community.

The proposad text reads:

Brush Streit - To convert Brush Street south of Watson into a two-way neighborhood collector street serving the neighborhood residents. The pavement will not connect to the Brush/ Beaubien connector street.

- j.4) New subsection which describes the proposed two-way service drive east of Brush Street and the proposed vacation of I-75 exit ramp.
- j.5) Formerly j.3). Text has been altered to describe the new function of the road. The current document reads:

John R. Street - To divert, by design, through traffic currently on John R. to Woodward Avenue thereby minimizing intrusion into the community.

The proposed text reads:

John R. Street - to divert, by design, through traffic currently on John R. to Woodward Avenue thereby minimizing intrusion into the community and to convert John R. to a two-way collector street serving the neighborhood residents.

- j.6) New subsection describing internal street design.
- j.7) Formerly j.4).
- j.8) Formerly j.5).
- j.9) New section describing Neighborhood Center district.
- j.10) New section describing community retail area located in an area bounded by Beaubien, Brush street diverter, and Erskine.
- k) Recreation and open space section redrafted to propose multiple open spaces which can be "owned" and monitored be adjacent residents, institutions, etc. The current text reads:

<u>RECREATION AND OPEN SPACES</u> -- To encourage a range of public and private open space appropriate to the needs of future residents:

- Provision of a large open centrally located open space which will link community services and institutions.
- Provision for a recreational/ community center.

The proposed text reads:

RECREATION AND OPEN SPACES -- To encourage a range of public and private open space appropriate to the needs of future residents through:

Provision of centrally located open spaces.

- Provision for a recreation/community center.
- m.2) New statement indicating the addition of a Neighborhood Center to help create community i lentity.
- m.3) Formerly m.4) which was redrafted to respond to existing streets remaining intact for access and street modifications. The current text states:

Privacy in elich parcel ensured by the circulation system design. Curb cuts to major the oughfares have been minimized to further this end.

#### The proposad text states:

The circula ion system is to be modified to divert through traffic around the neighborhood. Diversion will be accomplished by connecting Brush Street between Etakine and Brewster to Beaubien with a new curvilineur street. North of Brewster, Brush will become one-way south bound and Beaubien will become one-way north bound. South of Brewster, Beaubien will carry traffic in both directions. The existing Brush Street alignment between Watson and Fisher Senice Drive and John R. Street between Mack Avenue and the Fisher Free way Service Drive will both become two-way residential streets with stop signs positioned at every other corner to further discourage through traffic. The west Chrysler Freeway and north Fisher Freeway service drives will become a combined two-way system.

Former section m.3) has been deleted because the statement does not correctly describe the proposed street system design. The deleted text is set forth as follows:

Modification of the circulation system to provide for vehicular entry points to the Brush Park neighborhood on the northern edge at Brush and Mack, and on the western edge at Woodward Avenue and Edmund.

- m.5), m.6), m.7), m.3) New sections describing changes to street and rights-of-way proposed to enhance residential character of Brush Park. These sections are specified as followed:
- m.5) New section describing the reopening of Watson and Edmund Street pedestrian mails to local vehicular traffic.
- m.6) New section describing rights-of-way closures to create larger development parcels for proposed institutional, commercial, open space, family, and senior housing developments.
- m.7) New section describing the possible closing of John R. and Brush Streets at the Fisher Freeway service drive if cut-through traffic continues at an unacceptable residential level.
- m.8) New section describing the conversion of the east-west alley located in the block bounded by Woodward, Alfred, John R., and Adelaide to a public walk and utility easement when an alley rights agreement between existing property owners and a developer(s) is reached.
- m.9) New section stating that all existing and proposed non-residential land uses are to have adequate parking and service areas and be compatible with residential uses.
- m.10) New section which specifies land uses and properties to be acquired and removed or relocated which conflict with neighborhood stability.

#### SECTION A.3 TYPES OF PROPOSED RENEWAL ACTIONS

 Public Improvements section has been redrafted to indicate revised street patterns designed to eliminate through traffic. The existing text reads:

PUBLIC IMPROVEMENTS - John R. traffic will be redirected so as to

eliminate interruptive thoroughfare traffic through the community. Brush Street right-of-way will be widened in the project area with a cross section in conformance with the City of Detroit Master Plan specifications. Public walkways and open space areas shall be provided so as to meet the local recreation reads of the community.

The proposed text reads:

PUBLIC IMPROVEMENTS - John R. and Brush through traffic will be redirected to as to eliminate interruptive thoroughfare traffic through the community. Brush Street will be redirected between Erkeine to Brawelet to be added and created a one-way system to assignmentally vehicular to affic directed around the neighborhood. North of Brewster, Beaubien vill be one-way northbound and Brush is one-way southbound. Beaubien S reet right-of-way will be widened to the east in the project area south of Wikins Street with a cross section in conformance with the City of Detroit Master Plan specifications. Public walkways and open space areas shall be provided so as to meet the local recreation needs of the community.

- e. Text with all capitals has been modified with standard type.
- SECTION B.1 LAI D USE MAP

The 1995 dute has been changed to 1996

4. SECTION B.2 LAND USE PROVISIONS AND BUILDING REQUIREMENTS

Table B1 h.is been redrafted to eliminate confusion, reflect new land use designations, and to create special restrictions. The primary changes occurred in the "Permitted Activities" and "Additional Requirements" columns. Many of the permitted activities were expanded upon to specifically indicate acceptable land uses. Several additional requirements were added to indicate condicting and prohibited commercial uses and to give the Planning and Development Department and City Planning Commission review rights. Recreation/open space requirement for the south development parcel is conditioned to be approximately 1.3 acres.

 Redrafted to exempt single-family and duplex infill units from meeting common open space requirements. The current text reads;

#### OPEN SPACE

Each development shall include common open space. This common space can include passive open areas and/or tot lots whichever is appropriate to the kind of residents in the development.

The proposed text reads:

#### OPEN SPACE:

Each development other than single-family detached or duplex housing infill units shall include common open space. This common space can include permitted recreation uses specified in Table B-1 whichever is appropriate to the kind of residents in the development.

e. Noise Control and Soundproofing, formerly Noise Pollution, has been partially redrafted to more fully detail noise control measures. T

The HUD noise standard chart remains intact. The first part of the existing text reads:

#### NOISE POLLUTION

The following design requirements shall be used to establish acceptable noise levels for the Brush Park area:

The highest quality insulation material used in the construction of the

dwelling units.

Insulation material types will be assessed by the project planner and developer prior to construction to ensure the greatest amount of sound control feasible for the development.

The proposed text reads:

#### NOISE CONTROL AND COUNDPROOFING

NOISE CONTROL and soundproofing should be maximized by eliminating interconnecting holes, cracks, or doors between dwelling units, by encasing in a sound deadening wrapping or cover all pipes and ducts which pass through rooms of more than one dwelling unit or occupied area; by providing tight fitting and crack free windows and entrance doors that prevent normal speech transmission from a point one foot from one side of the door or window to a point one foot from the opposite side of the door or window; and by surfacing or insulating partitions between dwelling units with sound deadening material, by providing carpeting or similar material for floors between dwelling units, by rearranging or constructing closets partitions, and voids, etc., between dwelling units.

- f. Two additional statements are added to the Purking and Loading section which include previsions for; 1) the City of Detroit to allow a lesser amount of off-street parking for uses with considerable walk-in traffic and; 2) requiring non-residential parking and loading spaces to be screened from residential developments.
- g. The third statement of the existing document has been shortened to eliminate unnecessary text. The statement currently reads:

The arrangement of buildings on the site will provide for adequate light, aircirculation and a maximum amount of privacy in terms of overlooking and noise transmission for subject property and adjacent properties.

The proposed statement says:

The arrangement of buildings on the site will provide for adequate light, air circulation, and a maximum amount of privacy.

#### 5. SECTION C.1 LAND ACQUISITION '

- Land Acquisition has been modified to include blighting and land uses specified in section A.2.m.9.).
- b. Revised street patterns are referred to in this section and include the Beaubien Street right-of-way widening south of Wilkins Street and the Brush Street curved connector to Beaubien.
- b.7) Two addresses (221 Watson, 269 Watson) are added to the list of properties eligible for acquisition exemption.
- 6. SECTION D OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

D.5, D.6, D.7 - These sections describe the inclusion in the Development Plan of Maps "D5 - Existing Land Use", "D6 - Existing Zoning", and "D7 - District Plan Map" which were adopted with the July 20, 1995 Modification Plan.

#### SECTION E PROCEDURE FOR CHANGES IN THE APPROVED PLAN

A second paragraph has been added which is derived directly from the Blighted Area Rehabilitation Act 344 of 1945 Section 125.79. The only modification is that the term "City Council of the City of Detroit" has been inserted for generic legislative body language.

#### A. DESCRIPTION OF THE PROJECT

#### BOUNDARIES OF URBAN RENEWAL AREA

The boundaries of the project area are illustrated on Map A1 "Project Boundary" and are described as follows:

Beginning at the point of intersection of the centerline of Woodward Avenue and the centerline of Mack Avenue; thence easterly along said centerline of Mack Avenue to the extensions of the east right-of-way line of Beaubien Avenue; thence southerly along the east right-of-way line of Beaubien Avenue, and its extension, to the south right-of-way line of Winder; thence easterly along said south right-of-way line to the west right-of-way line of St. Antoine Avenue; then southerly along said west right-of-way line to its intersection with the north right-of-way line of Interstate-75 also known as the Fisher Freeway; thence westerly along said north right-of-way line to its intersection with the south right-of-way line of the north Fisher Freeway Service Drive; thence westerly along said south right-of-way line and its extension to the centerline of Woodward Avenue; thence northerly along said centerline to the point of beginning.

#### 2. URBAN RENEWAL PLAN OBJECTIVES

The objectives of the plan are:

- a. <u>HISTORIC PRESERVATION</u> -- To preserve the historical and architecturally significant character of the Brush Park Historic District through the retention of identifiable historic residential clusters, while providing for the opportunity for a blend of new residential and commercial development.
- b. <u>DILAPIDATED AND SUBSTANDARD STRUCTURES</u> -- To remove all dilapidated and substandard primary and secondary buildings, structures, and accessory items.
- BLIGHTING INFLUENCES To remove all structures, uses, or conditions
  which are considered to be blighting influences.
- d. <u>RELOCATION</u> To attempt, to the maximum extent feasible, the relocation of existing residents of Brush Park into decent, safe, sanitary and affordable standard housing.
- e. <u>HOUSING</u> To provide a broad income range of housing compatible with the size limitation of the available land and comprised of at least 20% subsidized family housing including senior housing and up to 80% unsubsidized family housing.
- f. <u>PUBLIC FACILITIES</u> -- To provide the public facilities, including a community center, public walkways, and any other facilities which may be necessary to serve the needs of the Brush Park Community.
- g. <u>COMMUNITY STABILITY</u> To provide the physical elements for a meaningful and effective interaction, cooperation, and identity of all social levels of the new Brush Park Community in a diverse and integrated social neighborhood system.
- RESIDENTIAL DEVELOPMENT -- To provide residential site design which functionally and aesthetically relates to the neighborhood as historically planned through unit relationship to the existing grid pattern. The relationship can be created by:
  - arrangement of residential units to public streets and pedestrian paths in existing and former alleys
  - group sharing of a central public open space.
  - elimination of through traffic.

- NEIGHBORHOOD To provide a readily identifiable neighborhood image which aesthetically and functionally rotates to the district as historically planned. The relationship can be created and enhanced by:
  - physical identification of the neighborhood as a group through entrance treatments and architectural style
  - formal organization of residents for group maintenance and responsibilities for ongoing upkeep of the neighborhood
  - group participation in planned ecc.tomic, recreational, and social activities
- j. <u>BRUSH PARK COMMUNITY</u> -- To provide the means for group identification and participation of each resident in a community-wide relationship. The design elements of this community are:
  - 1) Woodward Avenue Frontage The Woodward Avenue frontage will be aesthetically enhanced through the landscape treatment of vacant lots and facade improvements to commercial buildings that will remain, and construction of new medium-density housing between Edmund Place and the Fisher Freeway excluding the church.
  - 2) Beaubien/Brush Connector To divert, by design, through traffic currently on Brush Street around the residential neighborhood to Beaubien Street with a connection to Brush Street south of Erskine, thereby creating a secondary thoroughfare between Mack Avenue and the Fisher Freeway bridge at Brush connecting to the downtown area to the south and providing access for Police Department operations headquartered at former Foster School at Beaubien and Division Street, and other institutional and commercial parcels along the eastern edge of the Brush Park Community.
  - Brush Street To convert Brush Street south of Watson into a two-way neighborhood collector street serving the neighborhood residents.
  - 4) Two-Way Service Drive Extending and connecting the west Chrysler Service Drive and the north Fisher Service Drive and creating the west Chrysler Service Drive into a two-way system to divert through traffic around Brush Park neighborhood and Brewster neighborhoods. This element will simultaneously happen with the vacation of the I-75 exit ramp east of Brush on the North service drive.
  - 5) John R. Street To divert, by design, through traffic currently on John R. to Woodward Avenue thereby minimizing intrusion into the community and to convert John R. to a two-way collector street serving the neighborhood residents.
  - 6) Internal Street System To design street widths which meet current nationally accepted residential standards and allow for on-street parallel parking as necessary to accommodate visitor parking in the neighborhood.
  - Walkway System To provide a continuous public walkway system which will serve all parts of the community.
  - Community Religious Facilities To retain viable churches within the area to serve future residents.
  - 9) Neighborhood Center Neighborhood services shall be provided in a node fronting on John R between Adelaide and Alfred and abutting the new public open space area. This commercial node is intended to provide services which typically eighborhood only.
  - 10) Community Shopping Center A shopping center shall be located in an area bounded by Erskine, Beaubien and the new Brush Street diverter road which will service the needs of Brush Park and Brewster -Douglas residents.

- k. <u>RECREATION AND OPEN SPACES</u> To encourage a range of public and private open space appropriate to the needs of future residents through:
  - Provision of centally located open space.
  - Provision for a recreation/ community center.
- RESIDENTIAL TYPES -- To provide a mix of residential units varying in size, number of bedrooms, and in cost so that the Brush Park Community can encompass families of a wide range of economic and social background in all stages of the family's development;
  - Townhouse The townhouse or row house (or as an alternative, low maisonette).
  - Duplex or Detached Unit as an alternative type of family housing such as the patio type with one side yard.
  - Low Rise Apartment Within the medium density housing areas, a number of two- to four-story apartment buildings may be provided.
- 4) Medium Rise Apartment 8-15 story units offering predominantly one- and two-bedroom apartments for senior citizens as well as buildings for tenant of varying ages. and m. <u>URBAN DESIGN</u> The intent of the design concept for Brush Park is to make the community harmonious within itself.
  - Brush Park as a community has strong edges and definite area limits. The design principles take into account these features.
  - Neighborhood identity has been enhanced by the following:

Creation of opportunity for significant residential redevelopment along with the selective retention of existing owner-occupied residential structures.

The location of neighborhood commercial, and institutional areas along the eastern boundary of the community to further define the community as well as serve the everyday needs of the residents of Brush Park and adjacent neighborhoods.

The retention of commercial buildings on Woodward Avenue with exterior facade treatments which will create a strong edge on the project's western boundary.

The creation of a neighborhood center near John R and Adelaide utilizing existing buildings.

- The circulation system is to be modified to divert through traffic around the neighborhood. Diversion will be accomplished by connecting Brush Street between Erskine and Brewster to Beaubien. North of Brewster, Brush will become one-way south bound and Beaubien will become one-way north bound. South of Brewster, Beaubien will carry traffic in both directions. Brush Street between Watson and Fisher Service Drive and John R Street between Mack Avenue and the Fisher Freeway Service Drive will both become two-way residential streets with stop signs positioned at every other comer to further discourage through traffic. The west Chrysler Freeway and north Fisher Freeway service drives will become a combined two-way system.
- Design of new construction is to be compatible with the historic character of the area.

- Existing pedestrian malls on Watson and Edmund Place rights-of-ways between John R: and Brush streets will be reopened to accommodate residential vehicular traffic.
- Selective street and alley rights-of-way will be vacated or changed to easements create larger development parcels for institutional, commercial, open space, and senior housing developments. These streets include:
  - a) Eliot, and Benton, between the Brush street diverter, and Beaubien.
  - b) Wilkins and Watson between Beaubien and Brush diverter streets
  - Alfred, Brewster, and Wilkins between Brush and Brush diverter streets.
  - d) Winder between Beaubien and Fisher Freeway service drive.
  - e) Any alley that needs to be vacated to complete a development parcel.
- 7) John R. and Brush streets between Winder and the Fisher Freeway service drive will be closed through easements eliminate through traffic if residential street traffic load limits as determined by the Detroit Department of Transportation are exceeded. Determination will be made through traffic counts one-year after the completion of most new residential units between Alfred and the Fisher Freeway service drive.
- 8) The east-west public alley right-of-way located in the block bounded by Woodward, Alfred, John R, and Adelaide streets shall be converted to a utility and public walk easement at the time an alley rights agreement is consummated between existing property owners and a developer(s).
- Existing and proposed non-residential uses fronting Woodward, Mack, Beaubien, Eliot, and the neighborhood center are to have adequate parking and service areas and to be made compatible with existing and new residential uses.
- 10) The following land uses and structures conflict with the proper functioning of a residential neighborhood through creation of hazardous vehicular traffic, inadequate off-street parking, derelict structures, or unkept vacant lots. These uses should be acquired and removed or relocated and are indicated as follows:

Alfred
Miles
Woodward
Brush
Winder 111, 119, 245, 255, 281
Winder 2457 2735
Beaubien
Nanoleon 421, 425
John R

- UTILITIES To provide concealment of all utility lines by the provision of modern, subsurface facilities.
- EMPLOYMENT OPPORTUNITIES To provide in areas near Mack Avenue, the Medical Center, and fronting Woodward Avenue north of Edmund Street the opportunity for commercial, office, and institutional facilities which retain or create jobs and economic base for the area and City.

#### TYPES OF PROPOSED RENEWAL ACTIONS

 a. <u>ACQUISITION</u> - In the areas so designated on Map C-1 the proposed renewal action is the public acquisition of all properties.

In accord with section C-3 of this Plan, the land acquired by the City of Detroit will be disposed of subject to an agreement between the City and a developer. Said developer(s) will be encouraged, where feasible, to retain

buildings of unique historic and/or architectural character.

- b. <u>CONSERVATION</u> In the area so designed on Map B-1 the proposed renewal action is the conservation of existing institutional, commercial, cultural and residential uses by acquisition and selective spot clearance of vacant and/or abandoned properties and those with public health/safety violations.
- REDEVELOPMENT Brush Park will be redeveloped as a residential community with related commercial, institutional, and recreational facilities and services.
- d. <u>PUBLIC IMPROVEMENTS</u> John R. and Brush through traffic will be redirecte I so as to eliminate interruptive thoroughfare traffic through the community. Brush Street will be redirected between Erksine and Brewster to connect to Beaubian and create a one-way system to accomidate vehicular traffic directed around the neighborhood. North of Brewster, Beaubian will be one-way northbound and Brush is one-way southbound. Beaubien Street right-of-way will be widened to the east in the project area south of Wilkins Street with a cross section in conformance with the City of Detroit Master Plan specifications. Public walltways and open space areas shall be provided so as to meet the local recreational needs of the community.
- e. <u>HISTORIC PRESERVATION</u> In accordance with the Detroit City Code, the
  City shall work to encourage the protection, conservation, improvement,
  renovation and reconstruction of historic Brush Park.

#### B. LAND USE PLAN

#### LAND USE MAP.

The Map B-1 "Land Use and Development Plan" dated 1996, is included as part of this plan. This map illustrates proposed public and other land uses.

#### LAND USE PROVISIONS AND BUILDING REQUIREMENTS

#### a. PERMITTED USES WITHIN PROJECT BOUNDARY FOR DISPOSITION

Uses listed in the following table, and other uses determined by the City of Detroit to be similar or compatible are for land to be acquired by the project and to be redeveloped and are permitted as designated on Map 8-1, "Land Use and Development Plan."

#### b. ADDITIONAL CONTROLS

Densities of Development, parking requirements and other controls, as indicated in Table B-1 and on the following pages, must be met for each parcel of acquired real property that is offered for sale or lease or that is to be retained.

Density of development, or the Floor Area Ratio (F.A.R.) is definred as the ratio of grosss floor area of all buildings on a parcel (except space used for parking) to the total area opf the given parcel, excluding bounding public streets, but including the area of any proposed internal drive or cul-de-sacs. The density requirements are not applicable for parcels developed solely for park use or parking.

#### c. OPEN SPACE

Each development other than single-family detached or duplex housing units infill shall include common open space. This common space can include passive open areas and/or tot lots whichever is appropriate to the kind of residents in the development.

#### d. BUILDING SETBACKS

All structures and parking areas will have a minimum setback of 20 feet from street right-of-way and a 10 foot minimum setback from the adjoining parcel line, except for new structures sharing a block frontage with an adjacent

TABLE B1 LAND USE PROVISIONS AND BUILDING REQUIREMENTS

	,								Liber-29551								Page-1915.0							)
ADDITIONAL REQUIREMENTS	TERMINITED HOLD FEET	- MAXIMUM HEIGHT OF 40 FEET	- MAXIMUM HEIGHT OF 40 FEET			- MAXIMUM HEIGHT OF 40 FEET	PERMITTED HEIGHT RANGE OF	3-5 STORIES	PERMITTED HEIGHT RANGE OF	o constant		FAST FOOD, DRIVE-IN AND DRIVE-THRU	FETALL ESTABLISHMENTS SHALL BE	PROHIBITED	- ESTABLISHMENTS SELLING ALCOHOLIC	BEVERAGES SHALL BE PROHIBITED	COMMERCIAL USES ARE TO BE	LOCATED IN MEDIUM-RISE BUILDINGS	SERVE THE EMIEDIATE AREA.	SELLING AND DISPENSING OF ALCOHOLIC	BEVERAGES SHALL BE PROHIBITED.	APPROXIMATELY 1,3 ACRES FOR AREA	BOUNDED BY WOODWARD, ALFRED,	BEAUBIEN, AND FISHER FREEWAY SERVICE DRIVE
OFF-STREET PARKING REQUIREMENTS	20 SPACES/UNIT	20 SPACES/UNIT	-1.5 SPACESUNIT (RENTAL)			- 1.5 SPACESAUNT (RENTAL) - 20 SPACESAUNT (FOR SALE)	1.5 SPACESAUNT (RENTAL)	- ZO SPACESONAL (FOR SALE)	- 1.3 SPACESONII (RENIAL) - 2 CSPACESONII (FCP C - 1)	TO SPACED O INITE		AS SPECIFIED IN THE CITY OF DETROIT ZOWING	ORDINANCE	PARKING REQUIREMENTS CAN BE MODIFIED BY THE	PLANNING & DEVELOPMENT DEPARTMENT IF THE USE	WILL PRIMARILY SERVE WALKIN TRAFFIC				- AS SPECIFIED IN THE CITY OF DETINOIT ZOWING	ORDINANCE	•		
DENSITY REQUIREMENTS	-6-12 D.U.ACRE	-6-12 D.U.ACRE - MAX F.A.R 1.5	-6-12 D.U.ACRE			- 13-35 D.U.ACKE - MAX. F.A.R 1.5		**************************************	- 15-35 D.U.ACKE	13.35 0 0 40.86	-MXX FAR1.5	-MXFAR-1.5								- MAX. F.A.R 1.5				
PERMITTED ACTIVITIES	SINGLE-FAMILY DETACHED	DUPLEX (SINGLE-FAMILY ATTACHED)	TOWNHOUSE	RECREATION/OPEN SPACE (PARK, PLAYGROUND, TENNIS COURTS, NON-COMMERCIAL INDOOR FACILITIES FOR PASSIVE OR LIMITED ACTIVE FUNCTIONS SUCH AS EXERCISING)	TOWNHOUSE		GARDEN APARTMENTS	MEDIUM RISE APARTMENTS/ OFTS (AREA BOLINDED BY	MACK, JOHN R., EDMUND PL., AND WOODWARD)	SERIOR HOUSING (AREA BOUNDED BY BEAUBIEN	DIVISION, BRUSH, AND BRUSH/BEAUBIEN CONNECTOR STREETS)	RETAIL SERVICES LIMITED TO DRY CLEANING OR	LAUNDRY PICK-UP STATIONS, BARBER SHOPS, BEAUTY	SHOPS, SHOE REPAIR SHOPS AND USES OF SIMILAR	MAI UNE, RESTAURANT, CONVENIENCE RETAIL STORES,	AND BUSINESS AND PROFESSIONAL OFFICES.			BEO AND BOEST	STATE DATE AND THE (ST WINDER AVENUE)	RECREATION DESIGNATION OF THE PROPERTY OF THE	COURTS NOW COMERCIAL MOSCO FISHER	OR I MITTED ACTIVE FUNCTIONS CHOICE FOR PASSIVE	STATE CONCINCTONS SUCH AS EXERCISING).
USE DESIGNATION	LOW-DEHSITY RESIDENTAL				MEDIUM-DENSITY RESIDENTIAL	. (NEW CONSTRUCTION AFTER	DATE OF ADOPTION)						•											

D.U.=DWELLING UNITS F.A.R.=FLOOR AREA RATIO

	Liber-29551 Page-1916.
FAST FOOD, DRIVE-IN AND DRIVE-THRU RETAIL ESTABISHMENTS SHALL BE PROHIBITED ESTABLISHMENTS SELLING ALCOHOLIC BEVERAGES SHALL BE PROHIBITED SAME REQUIREMENTS AS SPECIFIED PREVIOUSLY OUTDOOR RECREATION FACILITIES SHALL BE CLOSED FROM DUSK TO DAWN EXCEPT FOR ORGANIZED ACTIVITIES - RECREATION PROPOSALS AND DESIGN OF STRUCTURES SHALL BE SUBJECT TO PLANUING & DEVELOPMENT DEPART. MENT APPROVAL - ESTABLISHMENTS SELLING ALCOHOLIC BEVERAGES SHALL BE PROHIBITED FAST FOOD, DRIVE-IN, AND DRIVE-THRU RETAIL ESTABISHMENTS	- AREA BOUNDED BY WOODWARD, MACK, JOHNR, AND EDMUND PLACE - ESTABLISHMENTS SHALL RECEIVE SPECIAL APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPART. MENT AND PLANNING COMMISSION ESTABLISHMENTS DESIGNATED AS CONTROLLED USES IN THE ZONING UNDLANDLED USES IN THE ZONING - FAST FOOD, DAVE-IN, AND DRIVE-THRU
- AS SPECIFIED IN THE CITY OF DETROIT ZONING ORDINANCE FOR THE PROPOSED USE - PARKING REQUIREMENTS CAN BE MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT IF THE USE WILL PRIMARILY SERVE WALK-IN TRAFFIC SAME REQUIREMENTS AS SPECIFIED PREVIOUSLY - AS SPECIFIED IN THE CITY OF DETROIT ZONING ORDINANCE FOR THE PROPOSED USE ORDINANCE FOR THE PROPOSED USE - AS SPECIFIED IN THE CITY OF DETROIT ZONING ORDINANCE FOR THE PROPOSED USE - AS SPECIFIED IN THE CITY OF DETROIT ZONING ORDINANCE FOR THE PROPOSED USE	ORDINANCE FOR THE PROPOSED USE
MAX F.A.R 1.5	
	RECOGNIZED RETAIL NATURE SELLING NEW RECOGNIZED RETAIL NATURE SELLING NEW MERCHANDISE, LOFT, RESTAURANTS GROUP II: BANKS WITH DRIVE-IN FACILITIES PRIVATE CLUBS, OR LODGES, THEATERS, ESTABLISHMENTS FOR THE SALE OF BEER OR INTOXICATING LIQUOR FOR CONSUMP- TION ON THE PREMISES, INDOOR COMMERCIAL RECREATION, RESTAURANTS (STANDARD) WHICH MAY INCLUDE THE SALE OF BEER OR INTOXICATING LIQUOR FOR CONSULPTION OF THE PREMISES VIA A SERVICE BAR ONLY, SPECIALLY DESIGNATED MERCHANTS (SDM) AND
NEIGHBORHOOD CENTER (NEW CONSTRUCTION AFTER DAT OF ADOPTION) COMMERCIAL	

existing residential structure that is being retained, in which case, the new structure shall have a setback equal to that of the retained structure. If the new structure shares the block front with or is adjacent to two existing residential structures with different setbacks, the smaller setback shall be used for the new structure.

#### e. NOISE CONTROL AND SOUNDPROOFING

NOISE CONTROL and sound proofing should be maximized by eliminating interconnecting holes, cracks, or doors between dwelling units, by encasing in a sound deadening wrapping of cover all pipes and ducts which pass through rooms of more than one dwelling unit or occupied area; by providing tight fitting and crack free windows and entrance doors that prevent normal speech transmission from a point one foot from one side of the door or window to a point one foot from the opposite side of the door or window; and by surfacing or insulating partitions between dwelling units with sound deadening material, by providing carpeting or similar material for floors between dwelling units, by rearranging or constructing closets partitions, and voids, etc., between dwelling units.

Additionally, outdoor noise level standards shall be as follows:

Daytime outdoor noise levels in DBA	Nighttime outdoor noise levels in DBA						
OPEN WINDOWS = 55	OPEN WINDOWS = 50						
CLOSED WINDOWS = 65	CLOSED WINDOWS = 60						

#### f. PARKING AND LOADING

Upon a determination that a combination of uses can be adequately served by a lesser number of parking space, the City of Detroit may reduce the amount of required parking. Likewise, the City of Detroit may reduce the amount of required parking upon determination that a use is served by considerable walk-in traffic.

All loading will take place off the street right-of-way so as not to cause traffic congestion.

All parking and loading areas and drives and access will be surfaced with concrete or asphalt pavement so as to provide a permanent, durable and dustless surface. All non-residential, medium rise apartments and garden apartment parking and loading areas will be screened from townhouse and low-density residential structures by means specified in the City of Detroit Zoning Ordinance.

#### g. SIGNS

No signs shall be erected which do not pertain to activities conducted on the parcel upon which they are located. The size, location, and general design for all signs permitted shall be in conformance with development objectives and subject to approval of the City of Detroit Panning and Development Department.

#### h. OUTDOOR UTILITY EQUIPMENT

Outdoor meters, air conditioning equipment and antennas shall be incorporated in the design and be as unobtrusive as possible. Meters and transformer boxes on residential parcels may be located above ground provided that they are screened from public view. The location of these meters and transformers and the screening treatment used shall be subject to approval by the City.

#### i. GENERAL APPEARANCE AND ARRANGEMENT OF SITES

All land not utilized for buildings and paving will be landscaped.

All sterage of material will take place within the buildings unless other arrangements are specifically approved by the City of Detroit Planning and Development Department.

The arrangement of buildings on the site will provide for adequate light, eircirculation, and a maximum amount of privacy.

#### JABAN BESIGN CRITERIA

As the developer initiates his design procedure, PADD shall provide him with a complete set of design criteria for his parcel encompassing:

- urban renewal plan objectives as stated herein
- the effects of other adjacent built or planned developments

#### k. ALTERNATE LAND USES

Alternate or secondary land uses as indicated on the Land Use and Development Plan will be permitted on the designated parcels or portions thereof only with the prior approval of P&DD.

#### I. VARIANCE

Where, owning to special conditions, a literal enforcement of these restrictions would result in unnecessary hardship involving practical difficulties, or would constitute an unreasonable limitation beyond the spirit and purpose of these restrictions, the Planning and Development Department shall have the power to authorize a reasonable and minor variation of the terms of these restrictions that will not be contrary to the public interest and provided the modifications be consented to be by the lessee and/or purchaser so that the spirit and purpose of these restrictions shall be observed.

#### m. REVIEW OF PLANS

Prior to applying for a building permit for all present and future construction and exterior alteration, plans shall be submitted to P&DD in sufficient detail to permit a determination that the construction is in compliance with the Master Plan and the Development Plan. If P&DD finds that the plan conforms to the Development Plan and these restrictions, it shall formally approve the plan. At the time of a land sale or transfer with respect to new development, City Council will review site plans and elevations and grant approval of same.

## 3. INITIATION AND DURATION OF THE LAND USE PROVISION AND ADDITIONAL REQUIREMENTS

The land use provisions and buildings and other requirements enumerated above shall become effective on the date of the adoption of the Modified Development Plan by the City Council of the City of Detroit and shall remain in effect for a period of at least 25 years from their effective date.

## 4. APPLICABILITY OF THE LAND USE PROVISIONS AND ADDITIONAL REQUIREMENTS TO REAL PROPERTY NOT TO BE ACQUIRED

The Urban Renewal Plan Objectives, the Land Use Provisions, and Building Requirements will be applicable to all real property to be acquired and to real property not to be acquired if the owner thereof acquires project land.

#### C. PROJECT PROPOSALS

#### LAND ACQUISITION

a. Real property to be acquired in the project acquisition areas, public improvement areas and spot clearance sites is indicated on the Map C-1, entitled "Proposed Land Acquisition Plan." This real property will be acquired for clearance and redevelopment and be subject to the Urban Renewal Plan Objectives in Section A(2) in the Land Use Provisions, and Building Requirements as building above in Section B(2). Addresses to be acquired are:

MACK	262, 320, 448, 456
EL.OT	324, 421, 422-426, 428-30, 429, 437
ERSKINE	47-63, 204, 326, 419, 433

DIVISION	429, 447-461,	437
DIVISION	429, 447-461,	43

WINDER	65-75, 89, 111, 119, 123-197, 202, 231, 243, 245, 255, 260-290, 269, 281, 291, 299, 460, 528-564, 80, 88, 108, 216, 234, 396, 406, 416, 426, 516, 528,
	532, 552

WOODWARD	2526,	2560, 2600,	2640	2700, 2800,	2854
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BRUSH	2500, 2515, 2531, 2541-2555, 2621, 2641, 2641, 2702-2716, 2801, 3125, 3127, 3411, 3421, 3425, 2702-2716, 2801, 3125, 3127, 3411, 3421, 3425, 3127, 3411, 3421, 3425, 3127, 3411, 3421, 3425, 3127, 3411, 3421, 3425, 3127, 3411, 3421, 3425, 3127, 3411, 3421, 3421, 3425, 3127, 3411, 3421, 3421, 3425, 3127, 3411, 3421, 3421, 3425, 3127, 3411, 3421, 3421, 3425, 3127, 3411, 342
	2435 3511 2458 246B 2476, 2830, 2920, 2900,
	2976, 2934, 2998, 3100, 3108, 3402, 3426, 3434-36, 3450, 3480, 3486, 3502-06, 3520, 3514

- b. Within the acquisition areas on Map C-1, and except in the Beaubien Street right-of-way widening south of Wilkins Street, the Brush Street curve connector to Beaubien, and public improvement areas, those structures which are owner-occupied on the date of the adoption of this plan by the Detroit City Council and are of established architectural and/or historic significance as determined in Section C(2), will be exempt from acquisition under the following conditions:
  - The property is occupied as a principal residence by a person or persons having a demonstrable ownership interest therein.
  - The person or persons having a demonstrable ownership interest reside at the property address at the time the City makes an offer to acquire.
  - Agreement by the owner-occupant granting the City first right of refusal in any sale of the property.

- Agraement by the owner-occupant that there will be no change in the form of occupancy of the use of the property without the prior written approved or the billy of betrein (walls) and ind dilizens District Goungit.
- 5) Agreement by the owner occupant to the City's acquisition of an exterior facade easement for the purpose of insuring the continued maintenance of the existing architectural and/or historic character of the property.
- 6) Agreement, by the owner-occupant to waive all easement access rights related to the property, except that the City shall agree to such ingress and agrees to the property for the benefit of the owner and/or occupant as shall be reasonable to the property and to the owner and/or occupant and which is customary.
- Agreement, by the owner-occupant, to maintain the property in good repair and condition free of public health and safety violations.

Owner occupied properties eligible for exemption within the area designated for acquisition under the above conditions are:

216	Winder	226	Adelaide
	Winder		Adelaide
	Brush	236	Adelaide
	Edmund	2627	John R.
	Edmund	221	Watson
291	Edmund	269	Watson

## 2. REHABILITATION AND CONSERVATION OF NATIONAL REGISTER OF HISTORIC PLACES AND PROPERTIES

The City (P&DD) has determined that the project may have an effect upon properties included in/or eligible for inclusion in the National Register of Historic Places. The City will consult with the Advisory Council on Historic Preservation and the Michigan State Historic Preservation Officer (MSHPO) pursuant to Section 800.13 of the regulation (36 CFR Part 800) implementing Section 106, of the National Historic Preservation Act (16 U.S.C. 470 f). The City, ACHP and MSHPO will agree that the program for the Brush Park Neighborhood shall be administered in accordance with stipulations to satisfy the City's Section 106 responsibilities for all individual undertakings having an effect on National Register eligible or included properties.

The rehabilitation program is designed to conserve and improve the quality of neighborhood housing and to facilitate the physical compatibility that is needed between the residential, commercial, and institutional sectors of the community. Attention shall be devoted to the older and more structurally sound homes which will be retained, repaired, and rehabilitated where feasible. Rehabilitation efforts shall be conducted so as to retain the original exterior design character of the structures.

#### 3. REDEVELOPER'S OBLIGATIONS

The land acquired by the City of Detroit will be disposed of subject to an agreement between the City and the Redeveloper. Land Disposition and review of the Redeveloper's plan shall consider the following:

 a. Land disposition documents will incorporate provisions for achieving all elements of the development plan through;

Fixed price offering using Urban Renewal Plan Objectives criteria for selecting the Redeveloper; or through negotiation where the objectives are determining factors; or by other means which will assure the attainment of the objectives. In order to allow for freedom of architectural expression, no preconceived method of construction or architectural treatment is established. The developer's proposal will be judged by the performance standards set forth in the disposition documents, and will be evaluated by the urban-design relationship to the total project and the architectural treatment proposed.

- Disposition documents shall spell out, in detail, the criteria to be met in order to achieve the urban renewal plan objectives.
- c. Land disposition documents shall also include provisions for insuring initiation and completion of construction within a reasonable period of time after the effective date of contract as determined by the type of redevelopment to be undertaken.
- d. Land disposition documents shall also include provisions requiring that the Redevelopers, their successors, or assigns, shall agree that there will be no discrimination against any person or group of persons on account of race, creed, color, sect, or national origin in the lease, transfer, use, occupancy, tenure or enjoyment of the premises therein conveyed; nor will the Redeveloper himself or any person who works or serves under or through him establish or permit any such practice or practices of discrimination or segregation with reference to the selections, locations, number, or use or occupancy of tenants, lessees, sub-lessees, or vendees in the premises therein conveyed.

The above provisions will be perpetual and will run with the land disposed of within the urban renewal areas of the City of Detroit.

#### 4. UNDERGROUND UTILITY LINES

Easement for subsurface utilities shall be maintained at locations shown on the Right-Of-Way Adjustment Plan. Additional easements for subsurface utilities shall be provided by the developer as required for development of the property, subject to the approval of the utility companies and/or municipal departments affected. No structures may be erected or trees planted within these easements without the permission of the affected Utility or Department.

In areas of the project to be designated for acquisition (as indicated on Land Acquisition Plan Map C-1), all utility equipment, including facilities for transmission or distribution of gas, electricity, steam, water, or communications except fire hydrants, lighting standards, and electric transformers will be located underground or enclosed entirely within a building. In the residential parcels only, where low-rise dwelling units are developed, certain utility equipment such as transformer boxes may be located above ground provided that it be screened from public view, subject to approval of the Planning and Development Department.

#### D. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIRE-MENTS

#### ESTIMATED COST OF IMPROVEMENTS

The estimated cost of improvements is attached hereto and hereby made part of this Plan as required by the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended. (see attachment A).

#### 2. RELOCATION PLAN

The relocation plan, more specifically entitled Brush Park Rehabilitation Project Relocation Plan and attached hereto is hereby made a part of the Modified Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945 as amended (see attachment B).

#### 3. RIGHT-OF-WAY ADJUSTMENT PLAN

The Right-of-Way Adjustment Plan D-3 shows:

- a. Public R.O.W.s to be converted to utility and public easements.
- b. Public R.O.W.s to be vacated.
- c. Public R.O.W.s to be dedicated.

This is hereby made a part of the Second Modified Development Plan as required

by Section 4(c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended.

#### ZONING (Proposed)

The Zoning Plan Map D-4 showing the zoning proposals for all parcels for disposition is included as required by Section 4(c) of the Rehabilitation of Blighted Areas Act, Act 433 of the Public Acts of 1945, as amended.

#### EXISTING LAND USE

The Existing Land Use Map D-5 shows land uses as of 1990 when the initial Development Plan was adopted and is hereby made a part of the Second Modified Developmenmt Plan.

#### 6. EXISTING ZONING

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The Existing Zoning Map D-6 shows zoning classifiation as they existed at the time the Initial Development Plan was adopted and is hereby made a part of the Second Modified Development Plan.

 The District Plan Map D-7 is hereby made a part of the Second Modified Development Plan.

#### E. PROCEDURE FOR CHANGES IN THE APPROVED PLAN

If previous to the lease, sale, or exchange of any real property in the development area, the City Council of the City of Detroit desires to modify the Modified Development Plan, it shall hold a public hearing thereon, notice of such hearing to be given as provided in state law. If the modification is approved by the City Council, it shall become part of the approved Second Modified Development Plan.

The part of a development plan which directly applies to a parcel of real property in the area, amy be modified by the City Council of the City of Detroit at any time or times after the transfer or lease or sale of the parcel of real property in the area provided that the modification be consented to by the lessee or purchaser.

i

LOVEZ

# ATTACHMENT A ESTIMATED COST

#### ATTACHMENT "A"

## BRUSH PARK REHABILITATION PROJECT MODIFIED DEVELOPMENT PLAN

JUNE 11, 1996

#### ESTIMATED COST

Aquisition		9,315,930.00
Relocation		2,326,000.00
Demolition/Environmentals		7,500,000.00
Public Improvements		15,431,000.00
TOTAL ESTIMATED COST OF IMPE	OVEMENTS	\$32,572,930.00

# ATTACHMENT B RELOCATION PLAN

The purpose of this relocation plan is to meet the requirements of Act 144 of the Public Acts of the State of Michigan of 1945, amended.

#### Section 4 (2) (e) (iii) states:

"The plan shall include estimates of the number of person residing in the development area and the number of familie and individuals to be displaced; a survey of their income an racial composition; a statistical description of the housin supply in the community including the number of private an public units in existence or under construction, the fannua rate of turnover of the various types of housing and the range of rents and sale prices; an estimate of the tota demand for housing in the community; and the estimate capacity of private and public housing available to displace familles and individuals."

The Relocation staff of the Community and Economic Developmen Department conducted a planning survey of the proposed Brush Pari Rehabilitation Project. The purpose of the survey was to determinishe size and general demographics of the workload to be displaced. The survey was conducted in July 1989.

it is estimated 471 households (466 tenants and 5 homeowners), in businesses and 4 nonprofit organizations will be relocated Following is a racial description of the residential displacement.

#### Number of Households to be Displaced

a.	White, not of Hispanic Origin	70
	Black, not of Hispanic Origin	377
٠.	American Indian or Alaskan Native	٥
	Hispanic	1
o.	Asian or Pacific Islander -	1
t.	Unknown, incomplete information	22
	. TOTAL:	471

Eighty per cent of the identified households to be displaced and headed by a black person. Fifteen per cent are headed by a white person, lawer than one per cent are headed by any other racial minority. The survey was conducted in two weeks and even though messages were left at a number of households, approximately five per cent of the households did not respond to the interviewer.

2.	Num	Liber-29551 Page-1956 of Familles to be Displaced 4/02/1997	928.0 02:37PM
	a.	Whire	
	٥.	Black	7
	ç.	Hispanie	25 .
	a.	American Indian or Alaskan Native	າ
	e.	Asian or Pacific Islander	3
	t.	Unknown household size and/or race	o o
		TOTAL:	33

## 3. Number of individuals to be Displaced

a.	White		
٥.	Black		63
Ç.	American Indian or Alaskan Native		351
₫.	Hispanic		0
	Asian or Pacific Islander		1
t.	Unknown race		1
	• • • • • • • • • • • • • • • • • • • •		_ 2 2
		TOTAL:	4 3 8

Approximately 7% of the 471 households to be displaced are familie and 93% are individuals.

## 4. Total Displacement by Household Size

				_	
Household Size	_1_	_2	_3 .	_4	_5
Number of Households	427	28	2	1	2
Total Persons	427	56	6	4	10
Uaknown	11	•			

Approximately 514 persons will be displaced from residential dwelling units. The actual figure will probably be higher when the household size for the unknowns are determined. For the purposes of this count each of the 11 unknowns are counted as an individual.

Over ninety five per cent of the total households have two or fewer members.

## 5. Income Characteristics of all Households

Income \$ -0- 4,999	5,000 9,000	10,000		20,000 24,999	25,000 + over
Households 267	50	.1 4	7	1	4
Unknown or Retur	sed into	rmation	128		

More than one-half of the total households have annual incomes of less than \$5,000.

6. Age of Head of Mousehold

a. <u>Tenants</u>

<u>1855 than 62</u> <u>62 or older</u> <u>Unknown</u> 273 76 117

o. <u>Cuners</u>

Less than 62 62 or older Unknown
2 2 i

Approximately 75% of the head of households volunteerin information regarding age are less than 62 years old.

#### Female Headed Households

Tenants	Owners
7.7	3

Approximately 25% of the households volunteering information are headed by a female.

## 8. Size of Unit to be Acquired

4. Tenants			•						
Rooms	1	2	ż	4	5	6	. 1		
Households	242	8 4	78	24	18	4	4		
Unknown	17	i							

The majority of tenants are currently in units of two rooms or less.

### Nonresidential Displacement

The second part of the workload is the non-residential displacement in the project area. There are 18 commercial and 4 non-profit establishments to be relocated. Fourteen of the non-residential relocatees are owner occupied and eight are tenant occupied. Of the 18 businesses, 12 are sole proprietorships, one partnership and five are corporations. A total of less than 100 employees will be altered by the project. The businesses range in size from one to over twenty-five employees. The number of employees per business includes:

6-10 11-15 16-20 21-25 25+ 1-5 No. of Employees ı 0 18 <u>Qusinesses</u>

We estimate total relocation payments of \$280,000 for businesses. Inese include moving expenses and re-establishment expenses where sopropriate.

## Statistical Description of Housing Supply in the Community.

- a. Number of private and public units in existence or under 437,200 construction
- Condition of existing residential units .

305,200 Standard 132,000 Sub-Standard

Number of owner occupied and tenant

ς.

occupied units 234,400 Owner occupied 168,100 Tenant occupied

- Annual rate of turnover of various types of housing. đ. Is estimated that there is a vacancy rate of approximately 4.6% for homeowners and 12% for tenants.
- Range of sale prices and rents.

Sale prices for single family decent, safe, and standard dwelling units begin at approximately \$15,000 and range to well over \$100,000.

for varying periods of time the private market will provide several hundred standard rental units available at rents ranging from approximately \$175.00 to CVE \$1,200 a month.

housing in th demand tor the total 1. Estimate of community.

The demand for standard housing units is approximately 9.3% less than the supply of standard housing (1.e demand equals about 286,000 out of a standard suppl 305,200 roral standard units).

private and public housin capacity of available to displaced families and individuals.

Persons to be displaced will receive at least one

reterral to a comparable unit, and where possible .

choice of units to rent or purchase depending on warregodoupancy.

The comparable reterrals will be to standard, decent sate and sanitary units similar in size and number o rooms to the unit from which the displacement occurs.

#### Relocation Assistance

Act 344 requires that the plan include"... a feasible method to the relocation of families who will be displaced from the area indecent, safe and sanitary dwelling accommodations and without under hardship to such families..."

The survey provided information regarding the resource needs of the relocatees. Of the 471 households to be relocated 466 are tenants and 5 are homeowners. Each residential relocates will receive at least one comparable referral prior to receiving a 90 day notice to vacate.

All residential tenants will be informed about the availability of assistance from various federal, state and local agencies in helping them to relocated successfully.

Examples of issistance from other agencies include the availability of mortgage assistance from Michigan State Housing Development Authority and anti-discrimination assistance from the City of Detroit Human Rights Department.

#### Sales Housing - 5 Homeowners

Homeowners occupy units ranging in size from four to thirteen rooms. Two of these large homes have historical significance and may be exempted.

The Relocation stall is in frequent contact with members of the real estate industry. Numerous brokers and agents share their individual listings with stall. Where possible, City of Oetroit

Carrillicates of Approval will be requested at the time 3 unit referred to statt by a broker or agent. It the Certificate Approval is not available, the broker or agent will be requested nave the owner amount an application for an inspection by the Department of Buildings and Safety Engineering. In the magnification state with a determine state compared lifty with units to be acquired.

Units are entered into a reterral data bank after they have bee inspected and approved by Department of Buildings and Safer Engineering. Referrals to homeowners will be made on an individua basis.

The owner-occupant work load is small and the number of houses for sale are many. There will be no difficulty in securing decent, sale, and sanitary, comparable referrals for the five homeowners in the project area. ";

## Rental Housing - 466 Tanants

Tenants occupy units ranging in size from one to seven rooms. Federal regulations require that comparable units be "... currently available to the displaced person on the private market...", and "... as soon as leasible, the Agency shall inform the person in writing of the specific comparable replacement dwelling and the price of cent used for establishing the upper limit of the replacement housing payment..."

Both owners and renants become eligible for relocation assistance and payments when the City makes its first written offer for a place of property. It is essential to make an offer of a comparable unit as quickly as possible after the City initiates negotiations in order to inform the relocates of the maximum relocation payments available.

The rental market in Detroit is constantly changing. A decided what was an american and conted and and conted next. The insolem to be resolved in this project is: Mow called of egging as by available when needed in a lew days.

The solution is identical to the one used in the Jetterson Continuatrial Revitalization Project. A pool of inspected decersive, sanitary and comparable rental resources would have to rented for a temporary period prior to the initiation negotiations.

There would be at least one comparable rantal reterral availabt for each tenant in the project area.

The comparable unit would set the upward limit for a rehousin payment. Tenants' wishing to purchase would have to use their rehousing payment offer as a down payment on the purchase of decent, safe, and sanitary house.

## Relocation Payments

The Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended, provides the basis for technical assistance and relocation payments. Amendments to the Uniform Act were effective for all federal agencies on April 2, 1989,

#### Moving Claim

A residential occupant may receive a fixed moving payment, including a disincation allowance of \$200.00, for moving furniture and personal items. The amount of the payment is based on the number of rooms of furniture owned and moved and will range from \$250 to \$1,050.

As an alternative, tamilles and individuals may choose to receive a moving payment for the actual, reasonable expenses to move from a residential unit.

tousinuss or nonprofit organization may receive a payment in the or actuation may expenses up to \$10,000,00 will be available. I business of nice or actuation may choose a fixed payment in they or actuation may choose a fixed payment in they or actuation expenses ranging from \$1,000.00 to \$20,000.

#### Replacement Housing Payment

٤.

An owner-occupant may receive up to \$22,500 to purchase anoth dwelling unit. This payment has three components: differential interest, and incidental expenses. In order to qualify for the payment, the owner must have occupied his/her unit for a least that immediately prior to the acquisition offer from the City Detroit. In addition, he/she must purchase and occupy a decentable and sanitary dwelling within one (1) year after moving the calving the final payment for the unit sold to the City whichever is later.

#### The payment is intended to cover the following:

- 1. The amount necessary to purchase a comparable replacement dwelling, or the actual cost of the standard replacement dwelling, if it is less;
- 2. The amount necessary to compensate the displaces to increased interest costs related to the replacemen dwelling, or comparable dwelling, it it is less. The increased interest costs relates to the amount and time remaining on an existing mortgage of the property acquired by the City.
- Reasonable expenses which are incidental to the purchase of the replacement dwelling.

comparable decent, sale and sanitary dwelling unit. The tenant may choose to apply his/her replacement housing grant to the purchase of a decent, sale and sanitary unit.

#### Relocation Payments in Hardship Cases

Generally, relocation payments are made after a parson relocates.

If this causes an undue hardship on a relocates, advance payments

-8-

## Liber-29551 Page-1935.0 Technical Assistance for Business and Monorottic

replacement location. They will also be kept informed of federal, state and local programs that may be of assistance in the reestablishment of their businesses.

The businesses will receive a payment for the actual reasonable moving expenses including the cost of transportation, packing, storage, licenses and permits, re-lettering of signs and replacement of printed material and any other move related costs, of a fixed payment in lieu of the payment for the actual moving expenses. In addition, if a business or non profit organization elects to receive actual moving expenses they may be entitled to receive a payment, not to exceed \$10,000.00, for expenses actually incurred in reestablishing their business at a replacement site.

The City will provide counseling and referral services to minimize undue hardships for residential relocatees.

It has been the City's experience that approximately 10% of the households relocated from a project area require assistance in resolving a problem or series of problems prior to relocating These problems may be economic, behavioral, social or healt: related.

in order to meet this need, the city has contracted with the Neighborhood Survice Organization . . . . . . . . professional social workers to work closely with relocatees requiring assistance.

The City will also provide counseling or reterrals to renants wishing to purchase a replacement dwelling. The counseling will include the responsibilities and opportunities that homeownership provides.

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The ulty will warm disselv with moregage companies and Michigan State Housing Development Authority to provide relocatain information about the availability of moregage funds.

#### Estimated Relocation Payments

#### for Project

#### Residential Payments

Moving

\$ 235,500

Rehousing-Tenants

3,504,000

Rehousing-Homeowners

112,500

Total Residential

\$3,852,000

Business Payments

Moving and Reestablishment \$ 280,000

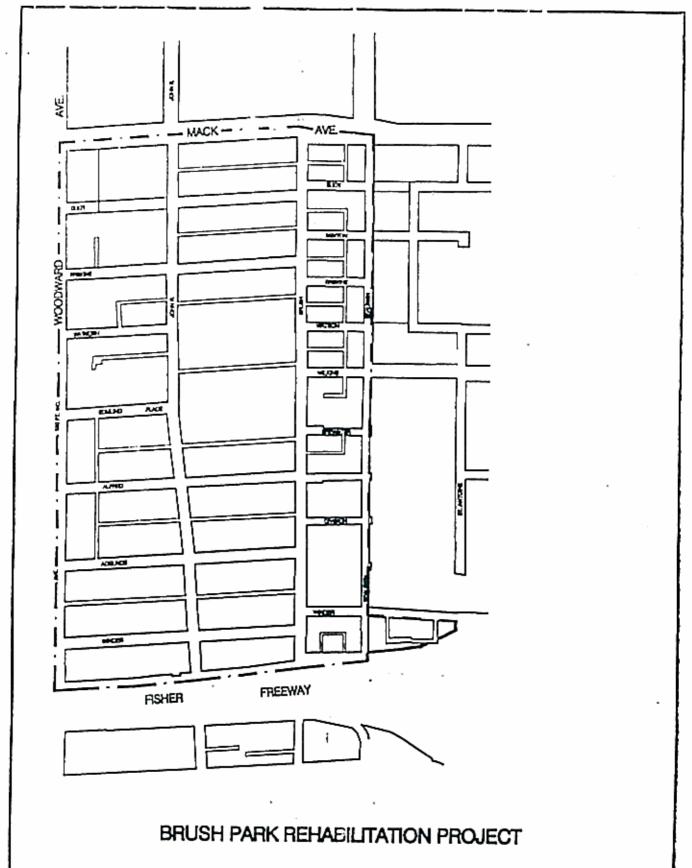
Total Business

\$\_280,000

Total Project Payments

\$4,132,000

# URBAN RENEWAL PLAN MAPS

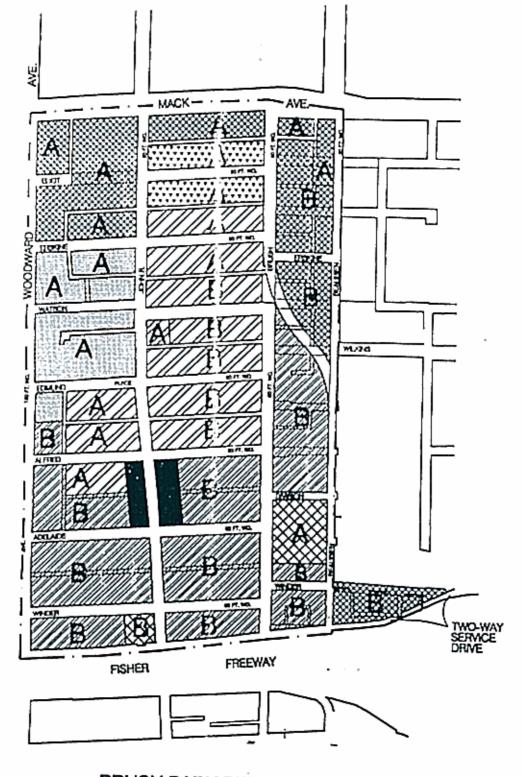




PROJECT BOUNDARY



**A1** 





## LAND USE AND DEVELOPMENT PLAN





LOW DENSITY RESIDENTIAL.





COMMERCIALMEDIUM INSTITUTIONALMEDIUM DENSITY RESIDENTIAL DENSITY RESIDENTIAL



MEDIUM DENSITY RESIDENTIAL



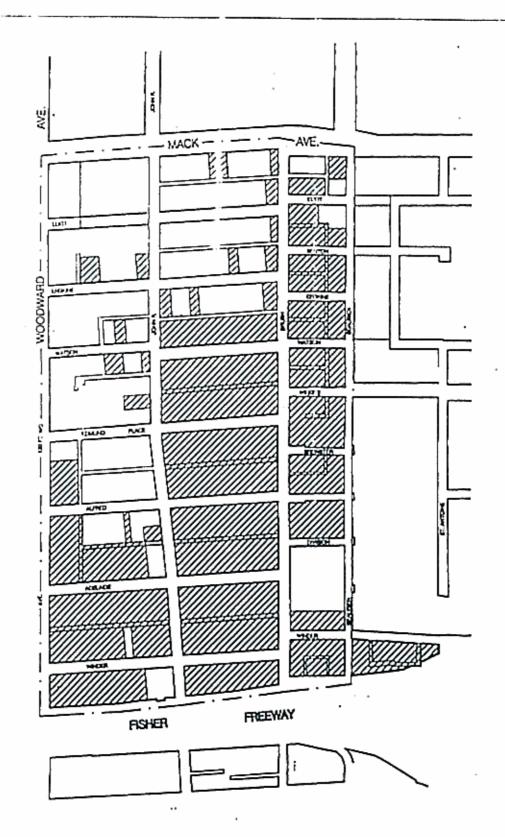


INSTITUTIONAL COMMERCIAL INSTITUTIONAL

CONSERVATION



F. DEVELOPMENT

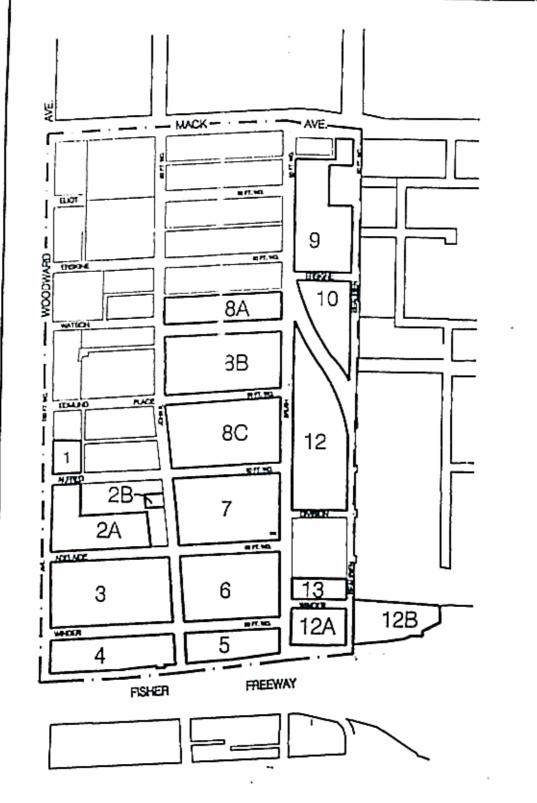




PROPOSED LAND ACQUISITION PLAN









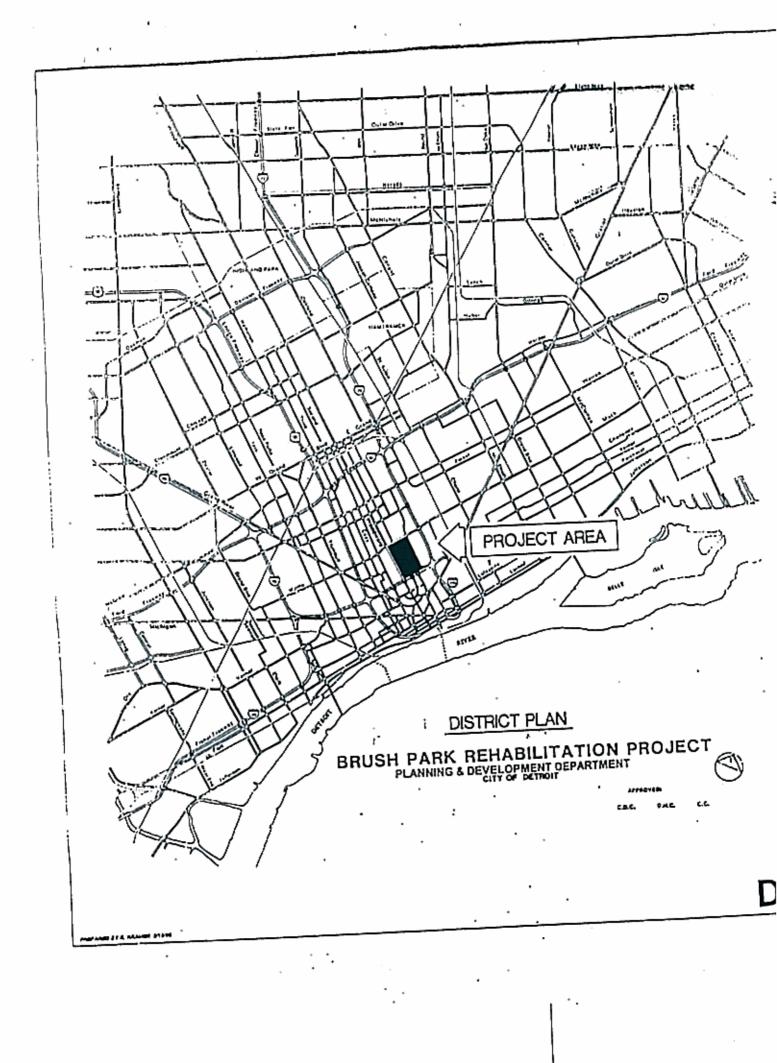
**DISPOSITION PLAN** 

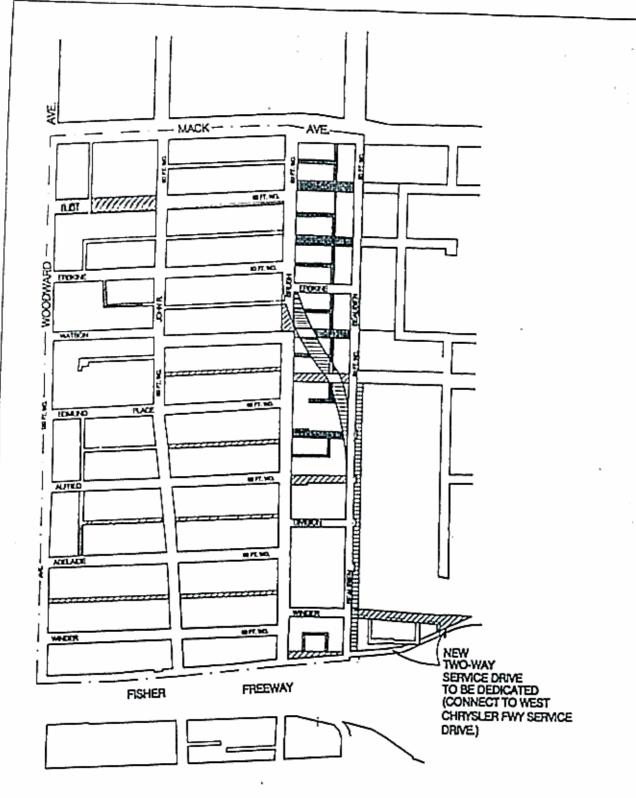


1 - 13 DISPOSITION PARCELS

C3

+15-0







RIGHT - OF - WAY ADJUSTMENT PLAN





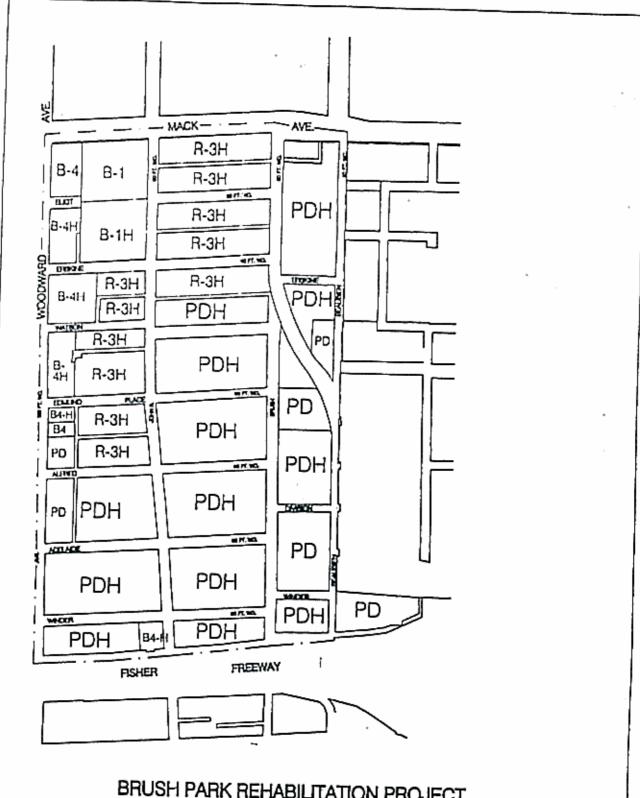
PUBLIC R.O.W.
TO BE CONVENTED
TO EASEMENT FOR
UTILITIES AND /OR
PEDESTRIAN WALKWAYS



PUBLIC R.O.W. TO BE VACATED



PUBLIC R.O.W. TO BE DEDICATED



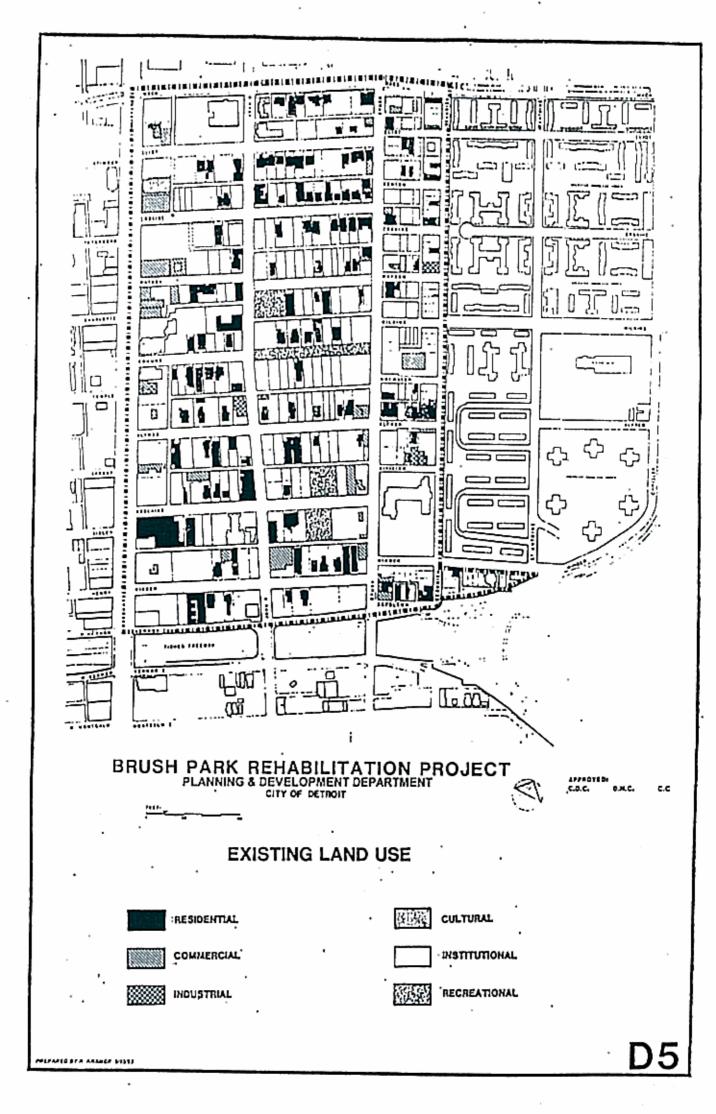


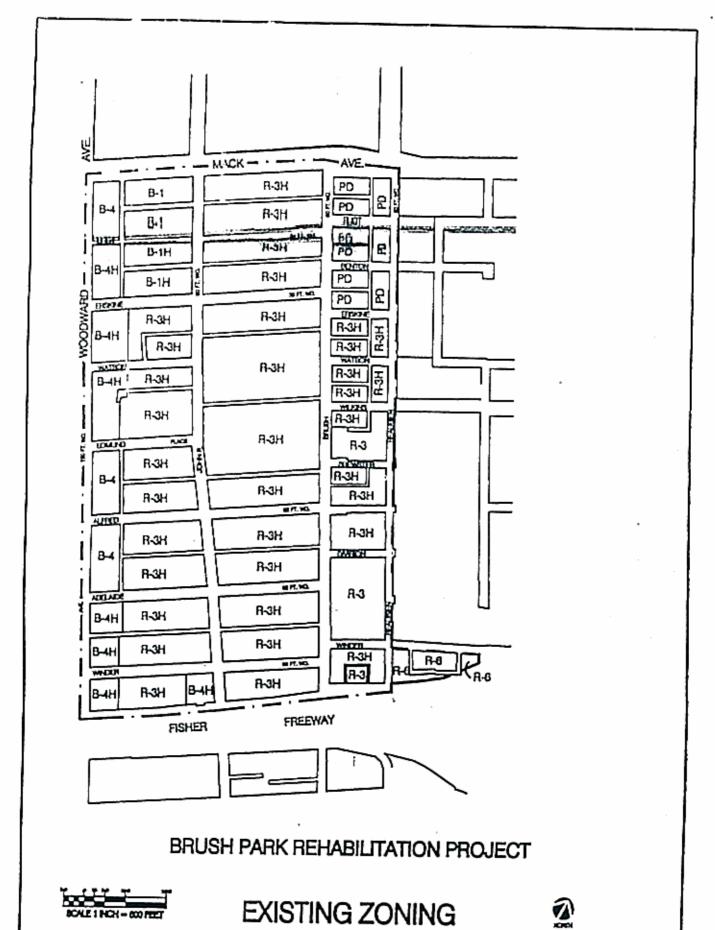
## **ZONING PLAN**



- PLANNED DEVELOPMENT DISTRICT LOW DENSITY RESIDENTIAL DISTRICT RESTRICTED BUSINESS DISTRICT GENERAL BUSINESS DISTRICT HISTORIC DISTRICT Я-3 В-1

D4





D6